

# MAINTENANCE CHARGES

This is a list of items for which tenants can be charged if tenant caused the problem. Most items include labor charges, but additional labor charges will be added if needed. The minimum labor charge is one hour. This is a list of the most common charges. This list does not include all possible charges. Other charges will be calculated on a time and material basis. These charges will be changed as needed and without notice

Description	Tenant Charge
BATHROOM/KITCHEN UNCLOG DRAINS - LABOR/HOUR	\$26.00
BATHROOM: Commode Seat	\$15.00
BATHROOM: Towel Bar Repair	\$10.00
BATHROOM: Toilet Paper Holder Repair	\$10.00
BLIND - MEDIUM (includes labor)	\$35.00
BLIND - LARGE (includes labor)	\$50.00
BLIND - SMALL (includes labor)	\$21.00
DOOR knobs: Interior (includes labor)	\$25.00
DOOR knobs: Exterior (includes labor)	\$35.00
ELEC LARGE ROUND LIGHT COVER (includes labor)	\$30.00
ELEC - SMALL ROUND LIGHT COVER (includes labor)	\$20.00
ELEC EXT OUTLET COVER (includes labor)	\$12.00
Elec - glass light cover (includes labor)	\$15.00
ELEC - LIGHT FIXTURE - LARGE (includes labor)	\$77.00
ELEC LIGHT FIXTURE - SMALL (includes labor)	\$49.00
ELEC LIGHT SWITCH (includes labor)	\$21.00

ELEC - Vanity seahshell light cover (includes labor)	\$30.00
ELEC SWITCH/ RECEPTACLE COVER PLATE (includes labor)	\$12.00
FLOOR - CARPET CLEANING	\$65.00
FLOOR TILE REPLACE: PER TILE (includes labor)	\$15.00
Handrail bracket - interior (includes labor)	\$19.00
KEY - new - mail	\$10.00
KEY - new - building entrance	\$10.00
KEY - new - unit/apt entrance	\$10.00
KITCHEN SINK STRAINER	\$4.00
LABOR: Charges	\$26.00
LABOR - after hours	\$39.00
Landfill fee	\$30.00
Lock change, labor only	\$26.00
LOCK - FH - replace custom lock	\$250.00
LOCK - MAILBOX LOCK	\$15.00
LOCK - NEW	\$50.00
LOCK - REKEY	\$34.00
LOCKOUT - after office hours	\$50.00
LOCKOUT - office hours	\$25.00
OVEN DOOR GASKET (includes labor)	\$56.00
Range - burner switch (includes labor)	\$35.00
Range - cleaning charge	\$104.00
RANGE - DRIP PAN	\$3.00
Range burner (includes labor)	\$15.00
Range Burner Socket (includes labor)	\$24.00

REFRIGERATOR - FREEZER DOOR GASKET (includes labor)	\$86.00
REFRIGERATOR - SHELF	\$20.00
REFRIGERATOR DOOR GASKET (includes labor)	\$95.00
REFRIGERATOR: Door Bar	\$24.00
REFRIGERATOR: Crisper Drawer	\$50.00
SMOKE DETECTOR - NEW	\$25.00
SMOKE DETECTOR DISABLED	\$10.00
TRASH CAN	\$14.00
TRASH PICKUP - After 2nd notification	\$25.00
TRASH PICKUP - After 3rd notification	\$50.00
TRASH PICKUP - BULK (tenant put out on wrong day)	\$30.00
WALL DAMAGE - MAJOR (less than 1 sq. foot)	\$65.00
WALL DAMAGE - MEDIUM (less than 36 sq. inches)	\$30.00
WALL DAMAGE - MINOR (less than golf ball size)	\$10.00
WALL DAMAGE - TRIP CHARGE (After initial trip)	\$10.00
WINDOW SCREEN REPAIR (includes labor)	\$34.00
WINDOW SCREEN REPLACE (includes labor)	\$45.00

### Common charges deducted from Security Deposit

These are tasks tenant can do to increase Security Deposit amount that is returned

Cabinet cleaning charge/cabinet	\$10.00
Landfill fee per truck load	\$30.00
RANGE - cleaning charge	\$104.00
REFRIGERATOR - cleaning charge	\$52.00
BATHROOM EXCESSIVELY DIRTY	\$150.00
Window Cleaning per Window	\$10.00